VI. INFRASTRUCTURE

The infrastructure of a community includes streets, wastewater collection and treatment and water facilities, schools, police and fire protection, and medical facilities. Significant changes took place in portions of the Gallatin Canyon/Big Sky Zoning District during the past 25 years as the Big Sky Resort was built and grew. Continued growth requiring additional infrastructure is expected. In addition to normal growth requirements, changes; repairs and replacements must be made, as shown in the discussion below.

A. Utilities

1. Wastewater Treatment

Current wastewater treatment in the Meadow Village area of Big Sky is provided by the Big Sky Water & Sewer District No. 363, which serves Meadow Village (including Westfork Meadows and Sweetgrass Hills), Hidden Village, and Mountain Village. Anticipated growth in the Big Sky area will require additional facilities for meeting current needs and for additional residential and commercial development.

The current wastewater collection and treatment system serves approximately 1,928 single-family equivalents (SFE) according to available information. The SFE is used as a unit of service demand which can be related to type of dwelling and occupancy loads on the wastewater system. In general, an SFE can be estimated as 2.5 persons. With that factor, the estimated population served is roughly 4,800.

The Big Sky Water & Sewer District is also obligated to provide wastewater treatment service for an additional 6,583 SFEs, according to the "Long-Term Compliance Work Plan" . Using the same assumed factor of 2.5 persons/SFE, an additional potential served population of about 16,500 can be projected, for a combined possible future population of over 21,000.

The existing collection system consists of approximately 214 inch/diameter/miles of sanitary sewer system with diameters from 6 to 24 inches. The treatment system consists of an 8.2 million gallon lined aerated pond, plus two unlined storage ponds for treated water which have a combined capacity of about 62 million gallons. The Sewer and Water District's engineers estimate that approximately 47 to 62 million gallons per year seep out of the existing storage pond and into the groundwater.

On July 13, 1993, the Montana Department of Health and Environmental Sciences placed a moratorium on new connections to the sewer system, and issued a Compliance Order that required the District to submit an Interim Action Work Plan and a Long-Term Compliance Plan.

The Interim Action Work Plan was submitted to the Department of Environmental Quality on November 1, 1995; and includes proposed construction of a wastewater filtration system, expansion of the irrigation system for treated wastewater on the golf course, expansion of the irrigation pump station, enlargement of the storage ponds to provide 100 million gallons of storage, and installation of a temporary irrigation system on land south of the existing golf course.

The remainder of the District uses septic systems. Development of the Gallatin Canyon area of the District is limited due to the amount of public land. However, central wastewater treatment facilities may become a necessity in the future.

2. Water Distribution

Lone Mountain Springs Water Company, a subsidiary of Boyne, USA, supplies water through separate systems to Meadow Village, Mountain Village, Hidden Village, Westfork Meadows and Sweetgrass Hills. A private well drilled a few years ago, intended to be connected to one of the systems, produced only marginal quantity and quality, and has not been connected. During the Summer of 1992, one well in the system was found to be contaminated, which necessitated installing a feeder line to consolidate two of the distribution systems.

Some high density residential areas are not served by fire hydrants, and there are no hydrants serving any of the businesses along U.S. Highway 191. Reserve water storage in most areas is insufficient to meet current fire protection recommendations. Future expansion of water storage facilities is also anticipated due to both commercial and residential growth. In addition, many of the existing water lines will have to be replaced or extensively repaired due to leaks.

Areas of the Gallatin Canyon and Big Sky not served by the Water Company rely on individual wells for their water supply. It is not expected that these areas will be served by a central water system any time in the near future unless major subdivisions occur outside the Lone Mountain Springs service area.

3. Electric and Telephone Service

Electric Power is supplied by the Montana Power Company, and telephone service by the Three Rivers Cooperative. Both companies have sufficient capacity to serve the area for the foreseeable future.

B. Transportation

1. Streets and Highways

Only one major highway provides access to the District. U.S. Highway 191, a wonderfully scenic two lane road following the Gallatin River's twists and turns, bisects the District from north to south. It is the major route from Bozeman, Montana, to West Yellowstone and Yellowstone National Park, and is heavily traveled.

U.S. Highway 191 is used by local residents, tourists, recreational visitors, and large interstate semi-trailer and tandem trailer trucks. U.S. Highway 191 may be preferred to the interstate system because it is shorter in mileage and generally follows a "water level" route that avoids multiple crossings of the Continental Divide. These contending uses have created safety problems resulting in serious accidents.

The 191 Spur Road (Mont 64) extends from U.S. Highway 191 through the Meadow Village area, past Westfork Meadows and Hidden Village, to Mountain Village and its ski area. Additional roads in the District serve residential subdivisions, commercial development, individual residences, ranches, timber work, and Forest Service trail heads.

In November of 1991, voters in the area established a transportation district which includes all of the Big Sky area to the Madison County line and south in Gallatin Canyon to the Corral Bar and Restaurant. The transportation district does not include the north end of the Zoning District. The northern line of the transportation district is the north side of the Big Sky Spur Road. The purpose of the transportation district is to provide a mass transit system for residents and visitors to the resort, ski hill, Bozeman, and Gallatin Field.

2. Air Service

The nearest commercial air service is Gallatin Field, 45 miles north of the Spur Road, in Belgrade, Montana. Gallatin Field currently has three major commercial carriers and two regional carriers.

West Yellowstone, 45 miles to the south, has a seasonal airport which is open from June through October and is served by a regional carrier.

C. Public Safety

1. Police Protection

Police protection for the District is provided by the Gallatin County Sheriff's Department, paid for partly by funds from Madison County and the Big Sky Resort Tax. Full time, 24-hour a day police protection will be needed as the area continues to grow.

2. Fire Protection

The Gallatin Canyon Rural Fire District provides fire protection for the entire Zoning District, except public lands and timber lands. The Fire District also serves Mountain Village in Madison County. The Rural Fire District is a municipal corporation, with a volunteer staff. Its major station is in Westfork Meadows, with another temporary station housing a pumper located in Mountain Village. Taxes are assessed and collected from both Counties; however, Gallatin County administers the budget and disburses funds. Additional fire equipment, more volunteers, and a second full station in Mountain Village are needed.

3. Medical Services

There is one medical office within the Zoning District. The closest hospital is forty-five miles away in Bozeman. Emergency response is provided by trained Emergency Medical Technician volunteers from the Fire District, who can transport victims in the Fire District's ambulance in life-threatening situations. Licensed ambulance service is also available from Bozeman. The Fire District has entered into emergency response protocols with skilled medical evacuation helicopter services in Idaho Falls, Idaho and Billings, Montana.

D. Education

1. Schools

The only school that serves the residents of the District is the Ophir School. After completing the eighth grade, students travel forty-five miles to Bozeman Senior High.

During the summer of 1992, the school added three new classrooms and a gymnasium in anticipation of increasing enrollment. Enrollment for the 1995/96 school year was 97 students. The school employed 13 teachers.

VII. PHYSICAL ENVIRONMENT

A. Hydrologic Setting

The major drainage in the District is the Gallatin River, which bisects the Big Sky area. The Gallatin River has its headwaters within Yellowstone National Park. The Gallatin River flows in a northerly direction until it joins the Madison and Jefferson Rivers to form the headwaters of the Missouri River.

The Gallatin River watershed is generally mountainous with elevations ranging from less than 6,000 feet in the north end of the area to over 11,000 feet at Lone Mountain. The average discharge rate of the river is 756 cfs. A maximum discharge rate of 8,050 cfs was recorded on June 9, 1970. The river has a high mean flow relative to the drainage area it encompasses. The high surrounding terrain has an average snowpack up to 100 inches each year, thus increasing the volume of water in this small drainage.

B. Climate

The location of the Continental Divide, topographic features and elevation variations become key elements in defining the climate in the Zoning District. West of the Continental Divide, the climate tends to be controlled by the flow of moist, Pacific marine air. East of the Divide, it becomes continental in nature with outbreaks of dry, often cold air from Canada, and southerly, moist air from the Gulf of Mexico. Although the District is east of the Divide, the intervening mountains serve as barriers to the Canadian air outbreaks and the flows from the Gulf of Mexico. Storms and weather fronts from the Pacific moving across the area during the winter lose much of their intensity and moisture west of the divide. As a result, flows from the Gulf of Mexico, strongest in the spring and early summer, produce most of the precipitation in the area. The cold outbreaks from Canada occasionally reach the District during the winter and provide the coldest extreme temperatures.

In mountainous regions, precipitation may vary greatly from one location to another. Higher elevations generally receive greater amounts of precipitation; although, downwind sides of mountains may be in a rain shadow with amounts sometimes less than half of those observed on the upwind side. As a result of the variation in the precipitation pattern, snowfall amounts in the area can be expected to vary greatly. Snowfall amounts can range on an average of 80 inches to over 400 inches at the higher elevations.

Thunderstorms are relatively common in late spring and summer. They may produce locally strong winds, hail, and high precipitation amounts in short periods. During these storms, lightning caused fires can occur in forested areas.

Temperatures in the summer feature warm days and cool nights, with freezing temperatures possible at higher elevations. Winters can be quite cold with temperatures in areas subject to cold air ponding falling below -40° degrees F on occasion.

C. Geomorphology and Geology

The Madison and Gallatin Ranges occupy the southeastern end of the northern Rocky Mountain Physiographic Province. In general, these ranges are broadly uplifted asymmetric anticlinal folds, bounded on their margins by prominent faults. The thin mantles of shallow Paleozoic and Mesozoic marine sediment have for the most part been eroded away, exposing precambrian crystalline basement rocks.

The Madison and Gallatin Ranges are a single structural entity. Physiographically, this uplifted block is primarily a product of the erosive action of running water and ice. The District has been bisected by the Gallatin River and its tributaries and is currently in a stage of early maturity. Tributary streams to the Gallatin River are youthful. Rapids are common along the stream courses, with incipient meanders in limited stretches of alluvial flats. The valleys are predominantly V-shaped, and lacking in broad upland divide surface.

In reviewing the history of geologic formation in the Gallatin Canyon, it became apparent that a major factor in the evolution of landforms in this area was mass gravity movements. It is estimated that 20 to 25% of the surface area has landforms determined by mass wastage. This includes features such as talus slopes, slumps, soil creep, landslides, mudflows, etc.

The Gallatin River traverses the study area with an average gradient (upstream from Gallatin Gateway) of 40 feet per mile. Generally, the Gallatin River valley is narrow, averaging less than one mile in width with rapids along much of its course.

The Uniform Building Code describes the Gallatin area as being located in seismic zone three, indicating high potential for earthquakes causing major damage. This is on a scale of 0-3. Although none of the known faults are active, the area has most recently received seismic shocks of modified Mercallin Scale intensity of VI (scale I-XII). The nearby Hebgen Earthquake of August 17, 1959, has been recorded as one of the most severe earthquakes recorded on the North American continent. It had a magnitude of about seven on the Richter Scale, which made it a fairly destructive quake.

D. Vegetative Patterns

The principal stands of trees within the planning area are pure lodgepole pine or mixed lodgepole pine, and Engelmann spruce-subalpine fir and Douglas fir. The following sections summarize the silvics (conditions of growth) for the principal stand types.

Lodgepole Pine:

Extensive stands are found where annual precipitation is 18" or above with the best development conditions occurring in areas where precipitation reaches 21" or more. In the District, these stands are found between 5,200 and 8,500 feet; and generally grow better on northern and eastern aspects with gentle slopes or in the flatter areas. The soils of this area are generally marine clays, shale and sandstones.

The most serious insect damage to lodgepole pine has been attributed to the mountain pine beetle (Dendroctonus ponderosae), which generally attacks the healthier trees eight inches in diameter and larger. A second beetle of lesser significance is the lodgepole pine beetle (Dendroctonus murrayanae), which generally only attacks the older and weakened trees at the base.

Engelmann Spruce - Subalpine Fir Association:

Extensive stands of this association are found where annual precipitation varies from 20 to 35 inches. This association is found at elevations of from 5,000 to above 8,000 feet, with nearly pure stands of subalpine fir found in the upper reaches. Here it forms the major timberline forest where it may be found associated with white bark pine and limber pine. The lower elevation mixed stands are normally found along the colder stream valleys and in cold, moist basins. The best growth occurs on moderately well drained silt, clay loam or alluvial soils with an accessible water table. Soils wet or too dry for Engelmann spruce will frequently support subalpine fir.

Areas adjacent to the Gallatin River and the West Fork Valley are comprised of a mixture of timber and grasses with sagebrush and areas of aspens interspersed.

E. Wildlife

The Gallatin Canyon/Big Sky Zoning District encompasses year round range for some of North America's premier wildlife species. The area provides year round range for elk, moose, mule deer, whitetail deer, mountain lions, black bear and grizzly bear. The Porcupine drainage has the highest concentration of wintering elk in the upper Gallatin, which is about 45 percent of the winter population. Grizzly bear use is documented throughout the District, and the District is included in the area studied by the Interagency Grizzly Bear Management Team. Moose winter range is found throughout the District. The Porcupine drainage, because of its mix of vegetation and lack of development, has the highest winter range value for moose in the District.

Portions of the planning district provide year round range for two native populations of bighorn sheep. From 140 to 180 bighorn sheep winter on the south and west facing aspects from near the entrance to Big Sky to Asbestos Creek. In addition, the Gallatin/Yellowstone Divide area provides spring, summer and fall habitat for a portion of the population of bighorn sheep which winters in lower Tom Miner Basin area.

The District as a whole provides important spring, summer and fall habitat for elk. These elk migrate either to the Yellowstone or Madison Valleys to winter and are not considered part of the population which migrates out of Yellowstone National Park to winter in the upper Gallatin.

The significance the Department of Fish, Wildlife and Parks attributes to the Gallatin elk herd is best described in a 1977 memo written by Arnie Foss (former Game Manager for Southwestern Montana) to then FWP Director Robert Wambach. The memo stated:

> *"The management of the Gallatin elk herd has been one of the primary concerns of the Montana Fish and Game Department for the past 50 years. More time, effort and money has been devoted to this elk herd than to any other in the State. Intensive biological studies of this migratory elk herd began in 1919 and have continued to the present".*

Management of the Gallatin elk herd has been the center of many controversies, beginning as early as 1900. Controversies centered around early game law enforcement attempts, over harvest, poaching, livestock grazing, feeding, reductions within Yellowstone National Park and the carrying capacity of the winter range. The FWP publication "People and the Gallatin Elk Herd" provides a very interesting and informative account of these controversies and should be consulted for additional information.

Throughout the late 1960s and 1970s, logging was the foremost issue facing the Gallatin elk herd. In the mid-1970s, development at the Big Sky resort began to impact the elk herd. The resort has proven to be a catalyst in spawning development in the upper canyon.

In 1945, the Department of Fish, Wildlife and Parks purchased the Porcupine Wildlife Management Area (WMA), which was the first wildlife management area purchased in Southwestern Montana. In 1954, the FWP acquired the Bear Creek WMA located along the west face of the Madison Range, just northwest of the Taylor Fork drainage. Both of these areas provide important winter range for the Gallatin elk herd.

There are four major winter elk concentration areas for the Gallatin elk herd: the Porcupine drainage, the Taylor Fork drainage, Tepee/Daily drainages and the Bear Creek drainage located along the west face of the Madison Range. The Porcupine drainage currently has the highest concentration of wintering elk in the Canyon, about 600. Much of the winter range in the Porcupine drainage is in checkerboard ownership by Big Sky Lumber and the U.S. Forest Service.

The Taylor Fork drainage not only provides important winter range but also is one of the highest density elk calving areas in the Canyon and is part of an important migratory route. In recent years, approximately 1,800 elk migrate during December from Yellowstone National Park up the Taylor Fork drainage, up the Cache Creek drainage and over the Madison/Gallatin Divide to winter on the Bear Creek area.

1. Winter Habitat

As was described in Lovaas' publication, carrying capacity estimates in the Canyon have been a major focus of controversy. Estimates of potential carrying capacity in the early 1900s were in the neighborhood of 5,000+ wintering elk. However, as more information was gathered, those estimates were significantly reduced to the current management goal of around 1,400 to 1,600 wintering elk. This does not include elk from the Gallatin herd which migrate to the Madison Face to winter.

The foundation of the current population management goal is based on at least maintaining the productivity of the soil and vegetative resources and over the long term allowing for an improvement in the condition of these basic resources.

The Upper Gallatin Canyon winter range is unique in that it is a dead end wintering area. Unlike the Gallatin Valley, Madison Valley or Yellowstone Valley, once winter sets in, elk in the Upper Gallatin Canyon do not have the option of moving out into a broad open valley. They are essentially snow bound on a wintering area which stretches from Specimen Creek inside Yellowstone National Park to the Porcupine drainage near the Big Sky Resort area. There is no avenue of escape from the Canyon during winters of heavy snowfall.

Winter range in the Upper Gallatin Canyon extends from Specimen Creek within Yellowstone National Park to the Porcupine and Taylor Fork drainages on the east and west side of the Gallatin River, respectively.

Because of concerns with damage to willow and aspen stands and to minimize winter starvation losses, the herd is managed at a level in concert with winter range availability during average to more severe winters.

2. Population Management

Because the majority of this population spends the summer and fall in Yellowstone National Park. it has long been recognized by wildlife managers across the State that population control could not take place during the general big game season. The management of the Gallatin elk herd generally takes place during a late season elk hunt. These hunts are first and foremost population regulation hunts.

The current season structure starts in January and will normally run one month. However, it may in some years be extended into February. The winter range is divided into seven separate management areas based on drainages.

The December portion of the late season was recently eliminated for the following reasons:

1. Those elk which migrate the earliest usually migrate the furthest thus maintaining traditional movement patterns and insuring higher survivability.

2. In most years, migration is usually completed by January, i.e. elk are on winter range segments where they will spend the remainder of the winter period.

3. The boundary line situation is minimized since most of the elk moving north will be past the Park boundary by January.

4. Based on the above, this change allows the Department to reliably assess numbers on the different segments of the winter range and thus effectively direct hunting pressure and harvest by specific winter range area.

To reiterate, the importance of these hunts is to maintain the population at a level which is commensurate with winter range capabilities.

3. Summary

The year round requirements of the Gallatin elk herd encompass most elevation and vegetation types found in the Canyon. Their specific movement patterns and habitat requirements have been more extensively documented over a longer period of time then any other elk herd in Montana and quite possibly North America.

Although most of the above deals specifically with elk, other species in the district are of equal importance. However, based on their broad habitat requirements, maintaining a healthy, high quality Gallatin elk herd and the associated habitat requirements, not the least of which is spatial, will provide quality habitat for most of the other wildlife species which require relatively open un-subdivided spaces, specifically moose, black bears, grizzly bears, mule deer, mountain lions, wolverines and other fur species.

Feeding of big game animals is discouraged because of the increase in disease and potential disease transmission to other wildlife, domestic livestock and humans. Since the Gallatin Canyon/Big Sky Zoning District is occupied grizzly habitat and artificial feeding concentrates winter mortality, grizzly bear/human conflicts are also increased by feeding of big game animals.

Based on its wildlife and recreation resources, the Porcupine drainage represents an area in the district with significant habitat value. As of 1996, this resource was transferred to public ownership.

The lower Yellowmules/Beaver Creek area is spring, summer and fall range for the large mammals found in the District. Most of the elk which use this area winter in the Madison Valley. In order to preserve this areas' current wildlife value, it is important to leave large blocks of unsubdivided land in this part of the District.

Most of the bighorn sheep winter range, which is located west of the Gallatin River, is in public ownership. However, development of those private lands that do exist within the winter range should be done with sensitivity towards wintering bighorn sheep and winter activity associated with any development of these lands should be minimized.
In order to maintain winter range values for those elk wintering west of the Gallatin River above Ophir School, open space, in addition to that provided by Montana Department of Fish, Wildlife and Parks lands, needs to be identified.

During some years, wintering conditions are severe. When this occurs, wintering ungulates are under high stress and will concentrate closer to the Gallatin River and filter in and out of the more developed areas of the District. These animals may cause property damage and may become a nuisance to residents of the District. As grizzly bear populations recover and human growth increases in the Gallatin, a rise in bear/human conflicts can be expected. Residents are encouraged to expect and be tolerant of these conditions. In short, residents should educate themselves about these issues and learn to live with wildlife.

VIII. COMPREHENSIVE PLAN GOALS AND STRATEGIES

The intent of this plan is to guide future growth in the District in a logical, safe and orderly manner. The following goals and strategies present a vision for the future of the District and reflect the needs and desires of the community. The goals define a "desired future" and the strategies describe actions to help achieve the goals.

A. Public Health and Safety

Community health and safety needs include improved medical and emergency first aid and ambulance service, extension and improvement of water supply, fire protection, sewage collection and treatment, and police protection; and adequate transportation access to schools, hospitals and other emergency services.

Goal 1: Improved available medical and emergency facilities.

Strategy 1.1: Encourage full-time staffing and equipping of an emergency medical and first aid team.

Strategy 1.2: Encourage establishment of a professionally staffed medical clinic or emergency medical treatment center.

Goal 2: Improved quality, quantity and extent of water supply.

Strategy 2.1: Investigate ground water potential for supplying anticipated population growth.

Strategy 2.2: Modernize, improve and extend water supply system.

Strategy 2.3: Require all new subdivisions to prove adequacy of water supply.

Goal 3: Enhanced fire protection.

Strategy 3.1: Provide adequate reserve water supply for fire protection in all water storage and distribution systems.

Strategy 3.2: Require properly spaced fire hydrants in all subdivisions with appropriate public water systems.

Strategy 3.3: In areas not served by hydrants, establish alternate water reserve supply sources.

Strategy 3.4: Through the review process, include covenants that require property owners to keep brush, dead trees and combustibles away from structures.

Strategy 3.5: Require new subdivisions to meet fire protection standards of Gallatin Canyon Rural Fire District.

Goal 4: Improved wastewater collection and treatment system.

Strategy 4.1: Improve present system in treatment efficiency, capacity, extension to developing areas, and treatment methods.

Strategy 4.2: Remedy leakage of treatment ponds.

Strategy 4.3: Locate and acquire additional land for increasing storage and treatment capacity.

Strategy 4.4: Require developers to prove adequacy of sewage treatment capacity.

Goal 5: Adequate police protection and highway safety.

Strategy 5.1: Support full-time around-the-clock deputy service within the community.

Strategy 5.2: Support lower speed limits and no passing zones along Highway 191.

Strategy 5.3: Support increased traffic monitoring along Highway 191.

Goal 6: Prevention of floodplain impacts on development.

Strategy 6.1: Identify existing floodplain and wetlands.

Strategy 6.2: Adopt floodplain and wetland regulations for delineated areas.

B. Appearance and Atmosphere

The beauty of the natural features of the District is highly valued both by residents and visitors. Key views include the Gallatin River corridor, Lone Peak and ridge lines. The large amount of open space in the District has been identified as one of its key features.

Goal 7: Preservation of the scenic, natural environmental beauty.

Strategy 7.1: Zone for scenic easements, scenic set-asides, and highway pull-out views.

Strategy 7.2: Identify and preserve wildlife habitat.

Goal 8: Protection of significant views.

Strategy 8.1: Protect the open view and stream corridor of the Gallatin River and its tributaries.

Strategy 8.2: Protect the view of Lone Peak from Soldiers Chapel and Meadow Village.

Strategy 8.3: Develop a view protection overlay for inclusion in the Zoning Regulation.

Strategy 8.4: Require new subdivisions to be planned to take this goal into account.

Strategy 8.5: For existing subdivisions, develop setback regulations to protect views where reasonably possible.

Strategy 8.6: Protect ridgelines, especially Spanish Peaks, Madison Range and Porcupine.

Strategy 8.7: Develop hillside/ridgeline development standards for inclusion in the Zoning Regulation.

Strategy 8.8: Include building height restrictions in the Zoning

Goal 9: Protection of open spaces.

Strategy 9.1: Work toward the acquisition of open space and trails.

Strategy 9.2: Restrict development to designated areas where feasible.

Goal 10: Enhancement of the natural environment by new development.

Strategy 10.1: Establish landscaping, fencing and design standards and sign regulations.

Strategy 10.2: Adopt architectural guidelines that help blend buildings into their surroundings.

C. Quality of Life

The Gallatin Canyon/Big Sky District is a unique place and offers a special quality of life to its residents. The following goals are designed to protect the quality of life in the District.

Goal 11: Maintenance and enhancement of the Gallatin Canyon/Big Sky District as a special place to live, work and visit.

Strategy 11.1: Identify and provide locations for community facilities, such as meeting rooms, restrooms, an arts pavilion, library and religious services.

Strategy 11.2: Identify and provide for needs of various residents, such as retirees, working people, part-time recreationists, and children.

Strategy 11.3: Encourage use of planned unit developments to cluster and enhance development

Strategy 11.4: Consider both historic and current development plans.

Goal 11A: Protection and enhancement of wildlife habitat as major assets of the District.

Strategy 11A.1: Require development proposal to recognize and respect wildlife habitat in site plan submittals for land use permits.

Strategy 11A.2: Encourage all new development to set aside wildlife habitat as open space.

Strategy 11A.3: Educate residents and visitors to observe standards for compatibility between wildlife and people.

Goal 12: An affordable housing supply adequate to meet the needs of all District residents .

Strategy 12.1: Investigate the feasibility of implementing a housing program.

Strategy 12.2: Work toward the formation of a local housing authority.

Strategy 12.3: Define affordable housing.

Strategy 12.4: Encourage provision of employee housing, including family housing.

Strategy 12.5: Include provisions for accessory apartments in the ZoningRegulation.

Strategy 12.6: Establish standards for mobile home parks in the Zoning Regulation.

Strategy 12.7: Investigate bank guaranties and grant programs available for affordable housing.

Strategy 12.8: Provide density bonus incentives for developers to make land available for affordable housing.

Goal 13: Balanced growth within the limits of the physical environment.

Strategy 13.1: Formulate allowable development densities based on natural resource protection, identified geological/soil characteristics, and projected growth.

Strategy 13.2: Plan for provision of public services and infrastructure.

Strategy 13.3: Identify types and locations of desired commercial development.

Strategy 13.4: Develop zoning regulations to control type of development, setbacks, building height, landscaping, parking, signs, access to roads and utilities, performance standards, sewers, water and floor area ratio.

Strategy 13.5: Review commercial uses for community need, and impact on traffic, water, sewer, schools and public safety.

Strategy 13.6: Encourage commercial development to cluster and to locate next to existing commercial development.

Strategy 13.7: Establish low-impact, low-density recreation commercial zone to include accessory commercial uses.

Strategy 13.8: Allow residential development on upper stories of commercial development

D. Economy

The District is a national resource and attracts visitors from all over the world. The economy of the District is based on tourism and recreation, but other clean industries are encouraged that are compatible with the District's quality of life and other Plan goals.

Goal 14: A strong economic base, consisting of tourism, recreation and support services; plus compatible clean industries.

Strategy 14.1: Encourage development of the area as a destination vacation place.

Strategy 14.2: Promote a year-round recreation based economy.

Strategy 14.3: Encourage additional natural resource based recreation activities.

Strategy 14.4: Delineate appropriate sites for additional recreation development.

E. Transportation and Trails

Community needs which have been identified include an adequate transportation system and a trail system. The following goals and strategies respond to these needs:

Goal 15: An comprehensive transportation system serving the District

Strategy 15.1: Include a transportation section in the Capital Improvements Policy.

Strategy 15.2: Encourage a central transportation system that includes a shuttle system.

Strategy 15.3: Identify transportation system elements, including potential connection points and right-of-way for a central system, in the Capital Improvements Policy.

Strategy 15.4: Recommend that a second access be provided for existing developments where appropriate.

Strategy 15.5: Delineate areas for motorized and non-motorized recreation.

Strategy 15.6: Designate river access points for various uses.

Strategy 15.7: Encourage provisions for horse trailers at trail heads.

Goal 16: A multi-season, trail system where permitted by land owners.

Strategy 16.1: Maintain current access to public lands; encourage new access where feasible and appropriate.

Strategy 16.2: Adopt standards in the Zoning Regulation to include trail system in accordance with the Capital Improvement Policy.

Strategy 16.3: Develop an acquisition and maintenance plan for the trail system.